

Central Business District
Architectural Review Committee
Meeting Minutes

Date: January 27, 2015

Location: City Hall, 1300 Perdido Street, 7th Floor, New Orleans, LA

Called to order: 9:30 a.m.

Adjourned: 11:30 a.m.

Members Present: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Members arriving after beginning of the meeting:

Members absent: Ashley King

I. AGENDA

1. Approval of the minutes of the November and December, 2014 ARC Meeting

Motion: Approve the minutes.

By: Lee Ledbetter

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments:

2. 838-40 Camp Street:

Application: Construction of dormer on rear roof slope.

Motion: Elliott Perkins made a motion to recommended that the Commission grant conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- The dormer should be detailed as simply as possible so as to make the dormer as visually discreet as possible.
- The overhang at the front of the dormer should be significantly reduced and the overhang at the sides eliminated.
- The sides of the dormer should be clad in roofing shingles, not weatherboards.
- The window light configuration should be more vertical; four-light sashes should be used.
- The relationship of the cornerboards and siding to the windows is awkward as drawn and should be studied further; any siding intended for the face of the dormer should be eliminated.

By: Elliott Perkins

Seconded: Robbie Cangelosi

Result: Passed

In favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments:

3. 623 Canal Street

Application: Modifications to exterior of building.

Motion: Due to the historic significance of the building, the extant architectural detailing, and as there is no precedent for a gallery at the third floor, the ARC recommended against the third floor gallery. Robbie Cangelosi made a motion to reject the third floor gallery and recommend conceptual approval of the second floor gallery without a roof and the rooftop addition provided that the existing inappropriate roof-mounted billboards are removed.

By: Robbie Cangelosi

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments:

At this time, James Amdal arrived.

4. 129 University Place

Application: Addition of decorative accent lighting, entrance canopy, blade sign and exhaust ductwork.

Motion: The ARC agreed that the proposed exhaust vent could be approved provided that the specifications of the vent cover are submitted to Staff for review prior to purchase and installation. The ARC recommended lowering the horizontal banding at the mid-level of the proposed canopy so that the upper and lower bands are of unequal dimensions. The banding should be powder-coated so that it does not appear to be brass. Robbie Cangelosi made a motion to recommend conceptual approval of the proposal with the details to be worked out at the Staff level.

By: Robbie Cangelosi

Seconded: Brooks Graham

Result: Passed

In favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments:

5. 602-10 S. Peters Street

Application: Construct 4000 sq ft penthouse and extension of adjacent existing covered gallery on Fulton Street façade.

Motion: The ARC agreed the detailing of the penthouse is appropriate, but the massing inappropriately imposes on the existing building and the lower adjacent building at 600 S. Peters St. The ARC recommended the massing of the penthouse be further studied with the intent of reducing its visual prominence and suggested several possible changes that could be successful in achieving this, including relocating some of the rooftop mechanical equipment so the mass could be moved closer to the center of the building, setting the Lafayette St. side wall further back from the parapet, and/or using stucco on the wall facing Lafayette St. so it reads more as an extension of the wall below. The ARC requested options be provided for their next review.

The ARC agreed the details of the existing gallery at 600 S. Peters St. are not appropriate and the ARC cannot recommend replicating those details; the gallery should be traditionally detailed. Furthermore, the ARC agreed an uncovered gallery that extends the length of only the two portions of the building with a parapet roofline and full height windows at the second floor, and not in front of the portion with a gable-end roofline and raised sill windows at the second floor, is appropriate to this building.

Elliott Perkins made a motion to defer further review of the project pending incorporation of the ARC recommendations.

Seconded: Brooks Graham

Result: Passed

In favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments:

6. 401 Poydras Street

Application: Remove small canopy over the entrance door and the addition of a new 8' wide by 70' long, storefront canopy.

Motion: The ARC recommended removing the existing entry canopy with the gable roof and replacing with the new proposed shed canopy. This new canopy should extend from the left corner of the Poydras Street elevation to a point beyond the windows at the right of this elevation. It should be supported by brackets that are of a simpler design than the existing brackets. These should not, however, be as primitive as the "struts" indicated in the historic photograph. The restaurant entrance should be announced by the installation of appropriate signage. Robbie Cangelosi made a motion to recommend conceptual approval of the proposal with recommendations of the ARC and the details to be worked out at the Staff level.

Seconded: Elliott Perkins

Result: Passed

In favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments:

7. 700 Tchopitoulas Street

Application: Replace storefront windows on part of ground floor

Motion: Robbie Cangelosi made to recommended conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- The faux applied muntins are eliminated.
- The frames of the casement windows should be as thin as possible.

The ARC also commented that down-lighting above the prospective canopy is not appropriate and will not be approved.

Second: Elliott Perkins

Result: Passed

In Favor: Elliott Perkins, Robby Cangelosi, Brooks Graham

Opposed: Lee Ledbetter

Comments:

8. 401 Tchopitoulas Street

Application: Removations and modifications to exterior of building

Motion: The ARC agreed that the proposed arched transom and quarter sphere awning are not appropriate for the industrial language of the historic warehouse building. They recommended opening a rectangular transom that would fit within the existing architecture and installing a shed awning with open sides. The light fixtures proposed appear to be disproportionately large. The ARC recommended the "Governor" style fixture from the same manufacturer as a more appropriate solution. Elliott Perkins made a motion to recommend conceptual approval with the recommendations of the ARC and the details to be worked out at the Staff level.

Second: Robbie Cangelosi

Result: Passed

In Favor: Elliott Perkins, Robby Cangelosi, Lee Ledbetter, Brooks Graham

Opposed:

Comments: